

Before the Board of Zoning Adjustment, D. C.

Application No. 11493 of C.B.H., Inc., pursuant to Section 8207.2 and 8207.1 of the Zoning Regulations for a special exception to permit accessory parking and a variance to permit attendant parking to serve a public hall in a C-M-2 District at premise 55 K Street, S. E., Lot 800, Square N-699.

HEARING DATE: December 12, 1973

EXECUTIVE SESSION: December 18, 1973

FINDINGS OF FACT:

1. The applicant requests accessory parking for a proposed Public Hall (theater) with restaurant facilities which is located at 55 K Street, S.E.

2. The applicant requests permission to use Lot 811 for accessory parking because there is no available parking adjacent to or abutting the property wherever the Public Hall is located.

3. The Public Hall will be able to accommodate as many as 100 people.

4. Twenty-nine (29) parking spaces are required and the proposed accessory parking lot can provide thirty-seven.

5. In order to provide the required spaces, the applicant must provide an attendant to park automobiles.

6. The Department of Highways and Traffic has no objection to the request.

7. No objections were registered.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board concludes that applicant has satisfied the requirements for accessory parking, and has demonstrated a practical difficulty as a basis for granting a variance to allow attendant parking.

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The Board is further of the opinion that the granting of the requested relief will not impair the intent and purpose of the Zoning Regulations.

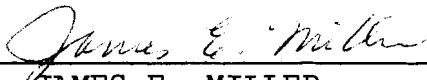
ORDERED:

That the above application be GRANTED with the condition that applicant enter into a covenant with the owner of Lot 811, that Lot 811 shall be used for parking as long as the public hall located on Lot 800 exists.

VOTE: 4-0 (Mr. Scrivener not present, not voting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: JAN 12 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.